

**PLANNING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET**

**CASE NUMBER:** SP-2014-0262C (XT2) **PC HEARING DATE:** June 25, 2019

**PROJECT NAME:** Lantana Block P, Lot 3

**ADDRESS OF SITE:** 7415 Southwest Parkway

**COUNCIL DISTRICT:** 8

**NEIGHBORHOOD PLANNING AREA:** West Oak Hill

**WATERSHED:** Williamson Creek (Barton Springs Zone)

**JURISDICTION:** Full Purpose

**APPLICANT/** Lantana Place, LLC (Erin Pickens)  
**OWNER:** 212 Lavaca Street, Suite 300  
Austin, TX 78701

(303) 317-6435

**AGENT:** LJA Engineering, Inc. (Paul J. Viktorin)  
5316 Highway 290 West, Suite 100  
Austin, TX 78735

(512) 669-5560 x 1023

**CASE MANAGER:** Robert Anderson  
[robert.anderson@austintexas.gov](mailto:robert.anderson@austintexas.gov)

(512) 974-3026

**PROPOSED DEVELOPMENT:**

The applicant is requesting a three year extension to a previously approved site plan. Phases one through three have been constructed and are complete. Phases one and two included all the public utility infrastructure and water quality pond requirements. The site participates in a regional detention pond which had previously been built. A building permit has been obtained for the phase four hotel. The remaining two office buildings (phase 5) and the associated garages have not started the building permit process.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval to extend this site plan permit by three years, from April 30, 2019 to April 30, 2022 based on the case meeting criteria from LDC Section 25-5-62(C). The applicant has included a justification letter explaining details of this site (see attached).

25-5-63(C) Extension of released site plan by the Land Use Commission: “the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*).”

25-5-62(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

“ (1) the director determines that:

(a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;

(b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;

- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or
- (d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and”

### **SUMMARY COMPONENTS OF SITE PLAN:**

**LAND USE:** The site is zoned GR-NP, all site calculations (F.A.R., Building coverage, and impervious cover) are within the allowed amount. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed.

**ENVIRONMENTAL:** All environmental comments have been cleared.

**TRANSPORTATION:** All transportation comments have been cleared.

### **PREVIOUS APPROVALS**

Site Plan administrative approval – approved 4/30/2015, expiration 04/30/2018.

One year Site Plan Extension administrative approval – approved 4/30/2018, expiration 04/30/2019.

### **PROJECT INFORMATION**

<b>SITE AREA</b>	1,553,828.76 sq. ft.	35.671 acres
<b>EXISTING ZONING</b>	GR-NP, CS-1-CO-NP	
	<b>Allowed</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	Restrictive Covenant limiting Net Leasable Square Footage to 325,000 square feet	Current site contains 314,576 gross square feet equal to 298,847 Net Leasable Square Footage
<b>BUILDING COVERAGE</b>	No limit specified within zoning ordinance or Restrictive Covenant	Proposed building coverage is 277,499, which is less than 18% of the gross site area.
<b>IMPERVIOUS COVERAGE</b>	842,450 square feet	761,242 square feet
<b>PARKING</b>	1,388	1,565

### **EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-NP	General Retail Sales (Convenience), Personal Services, Medical Offices, Professional Office, Hotel, Restaurant (Limited), Restaurant (General)
<i>North</i>	Southwest Parkway	----
<i>South</i>	P-NP	One existing structure, unknown use
<i>East</i>	William Cannon	----
<i>West</i>	CS-NP	Professional Office, Administrative and Business Office

### **ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
Southwest Parkway	Varies	MAD 6	Major Arterial
William Cannon	Varies	MAD 6	Major Arterial

### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Aviara HOA  
 Bike Austin

City of Rollingwood  
 Covered Bridge Property Owners Association, Inc.

SP-2014-0262C(XT2)

Lantana Block P, Lot 3

East Oak Hill Neighborhood Association  
Friends of Austin Neighborhoods  
Hill Country Conservancy  
Neighborhood Empowerment Foundation  
Oak Hill Association of Neighborhoods  
(OHAN)  
Oak Hill Neighborhood Plan - COA Liaison

Oak Hill Neighborhood Plan Contact Team  
Oak Hill Trails Association  
SELTexas  
Save Our Springs Alliance  
Sierra Club, Austin Regional Group  
TNR BCP - Travis County Natural Resources



7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735  
t 512.439.4700 LJA.com TBPE F-1386

May 31, 2019

Ms Denise Lucas, Interim Director  
Development Services Department  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

Re: **Lantana Lot P, Block 3**  
**City Project Number SP-2014-0262C**  
**Request for Site Plan Extension by Land Use Commission**

Dear Ms Lucas:

LJA Engineering, Inc., on behalf of Lantana Place, L.L.C., is requesting a site plan extension by Land Use Commission for the Lantana Block P, Lot 3 project (SP-2014-0262C) in accordance with the Land Development Code Section 25-5-63. The Site Plan was previously extended under LDC Section 25-5-62 (*Extension Of Released Site Plan By Director*) as required by LDC Section 25-5-63 (A) (See the attached One-year Extension Letter by Director). The original Site Plan 3-year expiration date was April 30, 2018. The 1-year extension date approved by the DSD Director extended the Site Plan expiration date to April 30, 2019.

The Site Plan (SP-2014-0262C) was approved with five (5) phases. The Site Plan contains six (6) restaurant or restaurant/retail buildings (phases 1 – 3), one (1) moviehouse building (phase 1), one (1) hotel (phase 4) and two (2) office buildings (phase 5). Three (3) garage buildings are also included in the Site Plan (phases 1 and 5). Phases 1 through 3 have been constructed and are complete. Phases 1 and 2 included all the public utility infrastructure and water quality pond requirements. The site participates in a regional detention pond which had been previously built. The hotel (phase 4) has obtained their Building Permit and construction is anticipated to commence in March, 2019. The remaining two (2) office buildings (phase 5) and their associated garages have not started the Building Permit process.

With this letter and application, we are respectfully requesting a Three (3) year extension to the Site Plan (SP-2014-0262C) in accordance with Section 25-5-63 (C) by the Land Use Commission to allow the final phase 5 to be built out to complete the project.

If you have any questions or need any additional information for the evaluation, please contact us in any form necessary (*phone 512-439-4700 or email pviktorin@lja.com*).

Sincerely,  
LJA Engineering, Inc., FRN F-1386

A handwritten signature in black ink, appearing to read 'P. Viktorin', written over the printed name and title.

Paul J. Viktorin, PE  
Senior Project Manager



City of Austin  
Development Services Department



January 15, 2019

**COPY**

Paul J. Viktorin, P.E.  
LJA Engineering & Surveying, Inc.  
5316 Hwy 290 West, Ste 150  
Austin, TX 78735

RE: SP-2014-0262C(XT) – Lantana Block P, Lot 3

Dear Mr. Viktorin:

The City of Austin has approved your request for a one time, one-year extension from April 30, 2018 to April 30, 2019 for your released site plan SP-2014-0262C(XT) – Lantana Block P, Lot 3 . This one-year extension is granted in accordance with Section 25-5-62 of the Land Development Code, after that no further extensions are allowed by administrative action.

Any additional extension for this released site plan requires approval of the Zoning and Platting Commission after a public hearing as specified in Section 25-5-63 of the Land Development Code. The request for an additional extension to be granted in accordance with Section 25-5-63 would have to be received prior to the new expiration date.

In addition, Sections 25-5-62(d) and 25-1-182 provides that the decision of the Director to extend the site plan may be appealed to the Zoning and Platting Commission, provided an interested party files a completed notice of appeal no later than 20 days after an administrative decision. During this 20-day period, no development authorized by this site plan may occur, nor may any construction occur until any pending appeal that may be filed is resolved.

If you have any questions, please me at 512-974-2784.

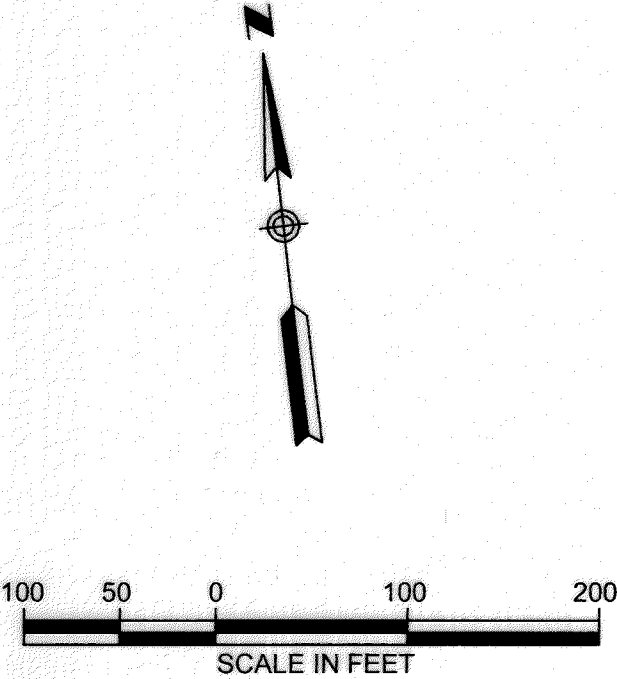
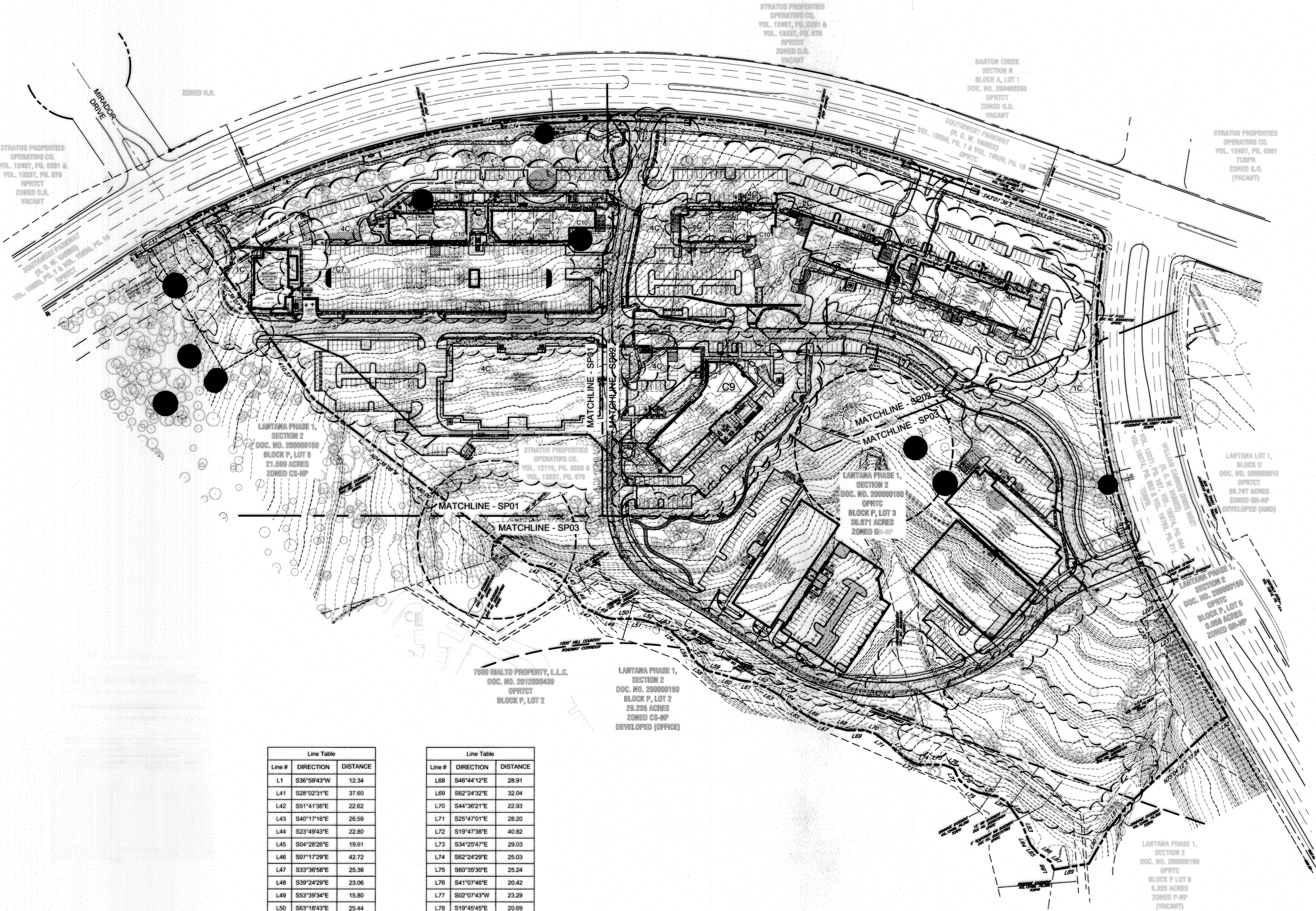
Sincerely,

A handwritten signature in black ink, appearing to read "Rosemary Avila".

Rosemary Avila, Case Manager  
Development Services Department

xc: Environmental Inspection Division

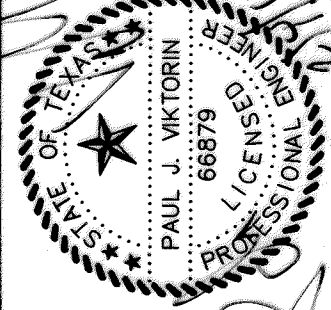




Line Table		
Line #	DIRECTION	DISTANCE
L1	S36°59'43"W	12.34
L41	S28°02'31"E	37.60
L42	S51°41'36"E	22.62
L43	S40°17'16"E	26.59
L44	S23°49'43"E	22.80
L45	S04°28'26"E	19.61
L46	S07°17'29"E	42.72
L47	S33°36'58"E	25.36
L48	S38°24'29"E	23.06
L49	S53°39'34"E	15.80
L50	S63°18'43"E	25.44
L51	S57°30'32"E	28.14
L52	S44°57'01"E	26.03
L53	S40°22'20"E	27.22
L54	S18°38'24"E	26.34
L55	S21°27'48"E	18.03
L56	S04°34'59"W	15.88
L57	S07°19'12"E	23.44
L58	S25°15'39"E	24.87
L59	S47°48'28"E	24.63
L60	S45°08'21"E	40.47
L61	S54°05'38"E	26.31
L62	S38°14'51"E	23.48
L63	S32°59'24"E	30.58
L64	S19°48'22"E	30.47
L65	S28°43'02"E	27.44
L66	S33°49'42"E	30.56
L67	S44°20'23"E	29.70

Line Table		
Line #	DIRECTION	DISTANCE
L68	S46°44'12"E	28.91
L69	S62°24'32"E	32.04
L70	S44°36'21"E	22.93
L71	S25°47'01"E	28.20
L72	S19°47'38"E	40.82
L73	S34°25'47"E	29.03
L74	S62°24'29"E	25.03
L75	S60°35'30"E	25.24
L76	S41°07'46"E	20.42
L77	S02°07'43"W	23.29
L78	S19°45'45"E	20.89
L79	S36°03'31"E	23.91
L80	S52°06'11"E	33.58
L81	S32°54'46"E	22.78
L82	S06°50'16"E	51.71
L83	S06°45'36"W	24.21
L84	S04°49'10"W	17.59
L85	S13°26'07"E	20.44
L86	S28°55'58"E	14.88
L87	S26°19'23"E	14.62
L88	S04°07'10"W	16.59
L89	S71°54'56"E	66.92
L90	N57°56'48"E	73.64
L91	N66°07'07"E	60.74
L92	N86°48'33"E	24.95
L229	N87°31'08"E	50.66
L230	N02°28'52"W	50.00
L231	S87°31'08"W	50.00

Curve Table				
Curve #	LENGTH	DELTA	RADIUS	DIRECTION
C1	1587.47	52°16'24"	1740.00	S69°08'57"E
C2	34.91	80°00'55"	25.00	S03°00'40"E
C3	738.53	39°28'21"	1072.00	S17°15'37"W
C34	1430.88	47°07'00"	1740.00	N66°34'15"W



**LJA Engineering, Inc.**  
Phone 512.439.4700  
Fax 512.439.4716  
5316 Highway 290 West  
Suite 150  
Austin, Texas 78735  
PRN F-1366

SITE PLAN RELEASE	
FILE NUMBER: SP-2014-0262C	EXPIRATION DATE: 4/30/18
CASE MANAGER: NIKKI HOELTER	APPLICATION DATE: 7/03/2014
APPROVED ADMINISTRATIVELY ON: 4/30/15	
APPROVED BY PLANNING COMMISSION ON:	
Under Section 112 of Chapter 25-5 of the Austin City Code.	
<i>For 100</i>	
Signing For Director, Planning and Development Review Department	
DATE OF RELEASE: 4/30/15	Zoning: GR-NF
Rev. No. 1	Correction No. 1
Rev. No. 2	Correction No. 1
Rev. No. 3	Correction No. 1
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA. INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HISHER SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.	

JOB NUMBER: A111-0415  
OP01  
SHEET NO. 06  
OF 74 SHEETS





LEGEND

- BUILT  
(PHASES 1 - 3)
- UNDER CONSTRUCTION  
(PHASE 4)
- FUTURE DEVELOPMENT  
(PHASE 5)

**LJA Engineering, Inc.**

7500 Rialto Boulevard  
Building II, Suite 100  
Austin, Texas 78735

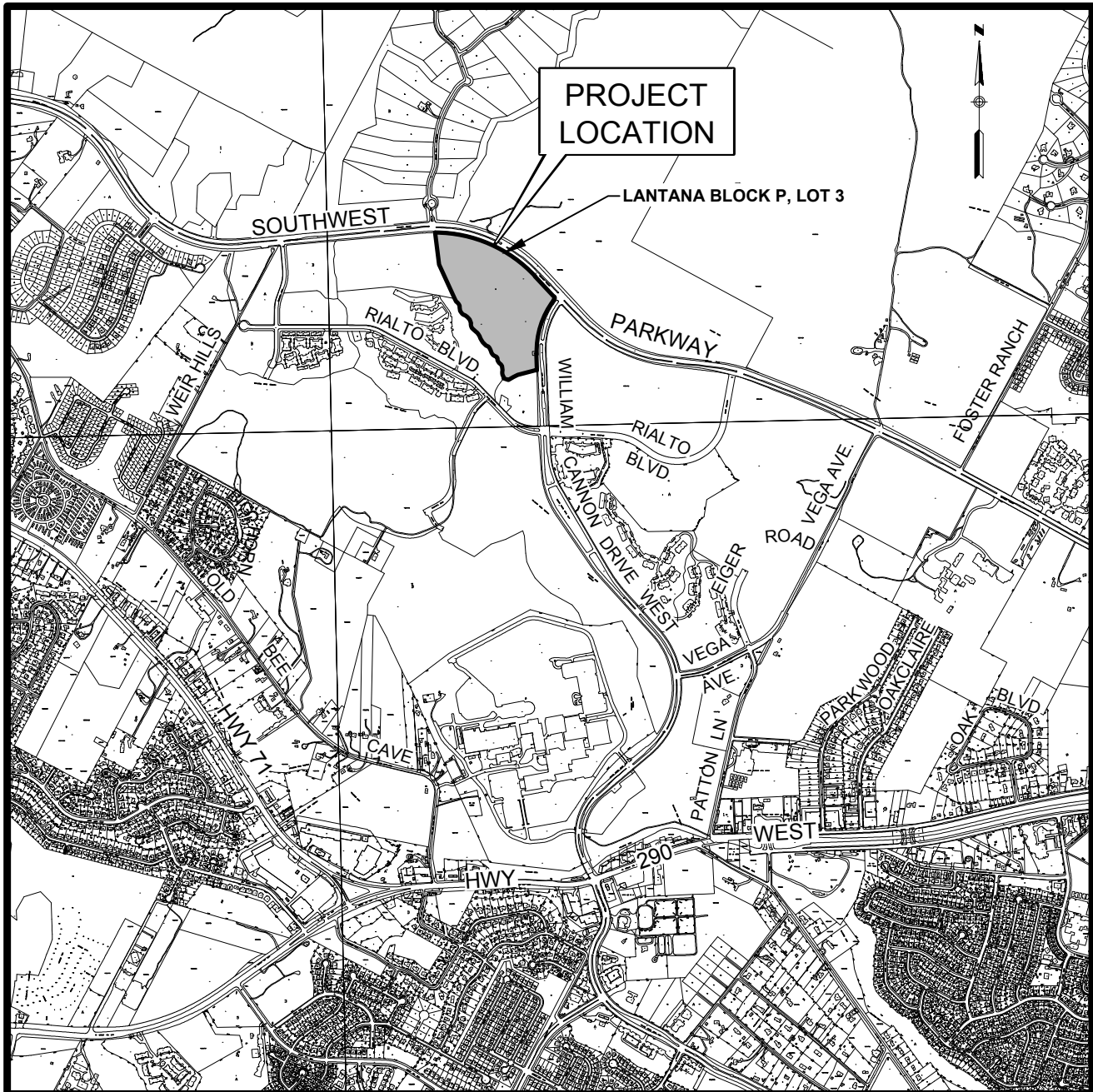
Phone 512.439.4700  
Fax 512.439.4716  
FRN-F-1386

LANTANA BLOCK P, LOT 3

CONSTRUCTION

PHASING PLAN

I:\A111415\NGR1 Retail site 5-5-14\exhibits\construction phasing plan.dwg May 31, 2019 - 4:56pm



I:\A111-415\CWQZ Report Exhibits\Attachment A Roadmap.dwg

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**LANTANA BLOCK P, LOT 3**  
**CONSOLIDATED ADMINISTRATIVE SITE PLAN**

ATTACHMENT A  
ROADMAP

SCALE: 1" = 2000'

SEPTEMBER 2016



**From:** LEIGH ZIEGLER [

**Sent:** Wednesday, June 19, 2019 6:00 PM

**To:** Burkhardt, William - BC <[bc-William.Burkhardt@austintexas.gov](mailto:bc-William.Burkhardt@austintexas.gov)>; Seeger, Patricia - BC <[bc-Patricia.Seeger@austintexas.gov](mailto:bc-Patricia.Seeger@austintexas.gov)>; Thompson, Jeffrey - BC <[bc-Jeffrey.Thompson@austintexas.gov](mailto:bc-Jeffrey.Thompson@austintexas.gov)>; Kenny, Conor - BC <[BC-Conor.Kenny@austintexas.gov](mailto:BC-Conor.Kenny@austintexas.gov)>; Flores, Yvette - BC <[bc-Yvette.Flores@austintexas.gov](mailto:bc-Yvette.Flores@austintexas.gov)>; Shieh, James - BC <[bc-James.Shieh@austintexas.gov](mailto:bc-James.Shieh@austintexas.gov)>; Kazi, Fayez - BC <[bc-Fayez.Kazi@austintexas.gov](mailto:bc-Fayez.Kazi@austintexas.gov)>; Shaw, Todd - BC <[BC-Todd.Shaw@austintexas.gov](mailto:BC-Todd.Shaw@austintexas.gov)>; Howard, Patrick - BC <[BC-Patrick.Howard@austintexas.gov](mailto:BC-Patrick.Howard@austintexas.gov)>; Schneider, Robert - BC <[BC-Robert.Schneider@austintexas.gov](mailto:BC-Robert.Schneider@austintexas.gov)>; Anderson, Greg - BC <[bc-Greg.Anderson@austintexas.gov](mailto:bc-Greg.Anderson@austintexas.gov)>; McGraw, Karen - BC <[bc-Karen.McGraw@austintexas.gov](mailto:bc-Karen.McGraw@austintexas.gov)>; Teich, Ann - BC <[BC-Ann.Teich@austintexas.gov](mailto:BC-Ann.Teich@austintexas.gov)>; Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>; Ellis, Paige <[Paige.Ellis@austintexas.gov](mailto:Paige.Ellis@austintexas.gov)>

**Subject:** C14-85-288.8(RCA), SP-2014-0262C (XT2), C14-2019-0003 agenda Thursday,

Please stay on track and *please, please, please* require a **TIA** with an extension since the referenced TIA was in 2014 and had a projection date of buildings completed in 2 years and drainage/overflow improvements could be part of any compromise. What are the requirements for a zoning change to be granted? Does a zoning change then become reason for an amendment to the restrictive covenant or should they be decided together? And, please consider the number of apartments recently built (including the Pearl) under this project, in the area and in existing plans on both sides of SW PKWY.

I simply ask that you view the intent and justification for a zoning change at this late date in planning when 65% IC has already been granted within this Lantana parcel of the Barton Springs Zone and the Williamson Creek Watershed with extensive grandfathered rights. Where is the builder then going with a request on record for surpassing the maximum 325,000 net leasable square feet conceded by agreement within the grandfathering? This and the liberal **65% impervious cover** in what would otherwise be 20-25% impervious cover seems exception enough without some beneficial merit that deflates the **impact upon schools, transportation, infrastructure-drainage, and the lack of current pollution standards** to be applied to run-off in this build-out.

The existing Lantana project while incomplete is promising and I trust you and the developer will make certain it is not overbuilt with a direct impact often overlooked upon the livelihood of Barton Creek and its people.

Leigh Ziegler  
District 8  
4815 Trail Crest Circle  
512-789-9555